

Economic Development Council, Inc.

October 8, 2008

OFFICERS

TOMMY PERRY
PRESIDENT
JOHNSON-PREWITT ASSOCIATES,
INC.

MARK MORTON
VICE PRESIDENT
LYKES BROTHERS

RHODA PLANTY
TREASURER
JOYNER DEVELOPMENT

DANIELLE TOMS
SECRETARY
GLADES ELECTRIC UTILITY
SERVICES

DIRECTORS

JOHN AHERN
MOORE HAVEN CITY COUNCIL

RUSSELL ECHOLS
GLADES COUNTY COMMISSION

SHANNON HALL
GLADES ELECTRIC CO-OP.

CHERYL EBY GUTJAHR
RAWLS REAL ESTATE

PATTY REGISTER
GATORAMA

KEVIN THOMAS
CHL HOLDINGS, INC.

ANDREW COUSE
FIRST BANK OF CLEWISTON

JOSEPH T. CHARLES
RIVER FOREST YACHT CENTER

EARL BECK
BECK CONSTRUCTION, INC.

Carole Wehle, Executive Director
South Florida Water Management District
3301 Gun Club Road, MSC 2122
West Palm Beach, FL 33406

Subject: Glades inland port presentation

Dear Ms. Wehle:

Attached is a copy of the presentation given by the Glades County Economic Development Council regarding the potential Moore Haven Inland Port Site that was given on Thursday, October 2, 2008. I am sorry you were not able to attend the meeting, but wanted to let you know how well attended and well received our message was.

The residents, officials and community activists of Glades County are excited about the opportunity for economic diversification in our region and the potential benefits of the inland port. The South Florida Inland Port has the possibility to create between 23,000 to 100,000 jobs and a state and local tax base from \$122 million to \$511 million for South Florida through the port and potential business that may cluster around the site. Please see the presentation for more information.

The Glades County Moore Haven site has the best attributes and location to realize the state's many goals for economic diversification, the Strategic Intermodal System and the environment. The site is centrally located with regard to Florida's seaports and airports and is in the center of the existing workforce of 100,000 in the FHREDI Heartland region. It is comprised of 1000 acres identified as a catalyst site owned by Lykes and 800 acres owned by Duda, with more than 7000 acres of additional surrounding land, including more than 3.7 linear miles of US 27 frontage and nearly five miles of rail to aid in the development of the inland port. The site also has fewer environmental issues and has been through much of the due diligence and preclearance review necessary for siting a project of this scope in a timely manner.

I appreciate your consideration of the project and look forward to hearing your comments on the attached presentation. I can be contacted at (863) 946-0300 or twhirls@gladescountyedc.com.

Sincerely,

Tracy Whirls
Executive Director

Glades County Economic Development Council, Inc.
P.O. Box 1003
Moore Haven, FL 33471
863-946-0300 863-946-0777 Fax
Website: www.gladescountyedc.com or www.bigobirdingfestival.com

South Florida Inland Port Moore Haven Site



What Is An Inland Port?

An inland port is a distribution site to provide opportunities to support intermodal transfers between ship, rail and truck operations, typically located in a rural setting where land costs and land uses are less restrictive. Inland ports must be centrally located to key markets and have efficient access to freight facilities which are over or near capacity.

The South Florida Inland Port (in the right location)

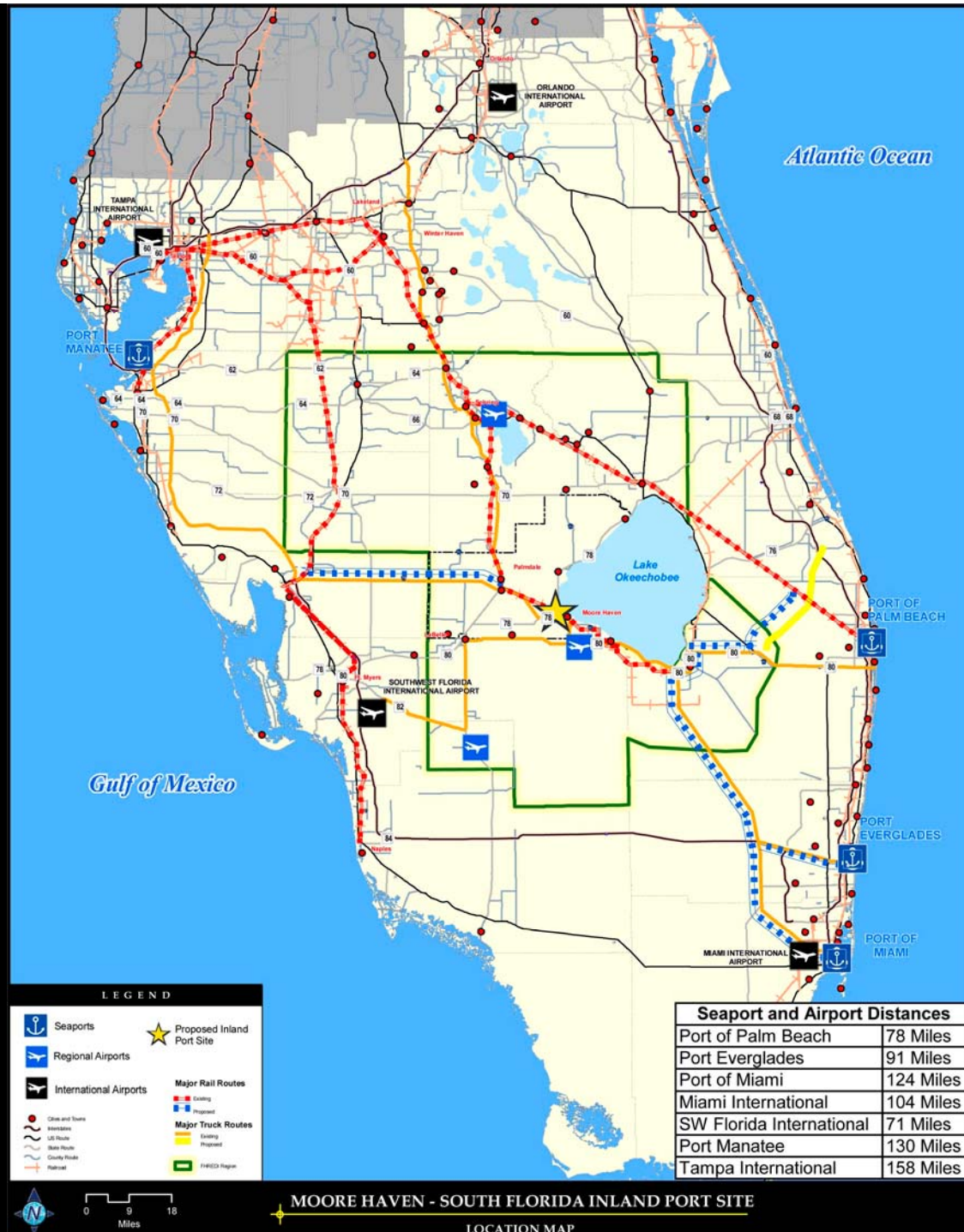
- Will be a statewide improvement
- Will connect five plus seaports and three international airports
- Will promote connectivity utilizing existing transportation network in early phases
- Will improve rail efficiencies
- Will relocate freight off of I-95 & Turnpike corridors
- Will free up east coast rail for urban passengers'
- Will provide basis for sustainable and diversified economy for Florida, South Florida, and Heartland Region

South Florida Inland Port

- Objective
 - Facilitate and increase international trade in Florida by developing, operating and marketing a regional international trade processing center
 - Provide for economic development regionally
- Mission
 - To expand the South Florida area's transportation and logistics industry
 - To make it cheaper, faster, more efficient and secure for companies to move goods into, out of and through various Florida markets

Inland Port Components

- 3,500 Acres
- Warehouses, Distribution, Light Manufacturing
- Open Ground, Paved and Improved Storage
- Connectivity to existing and future Roadway Improvements
- Connectivity to existing and future Rail Improvements
- Secure Rail Interchange Facility



Moore Haven Site Attributes

- **Central Location to Seaport and Airport Distances**

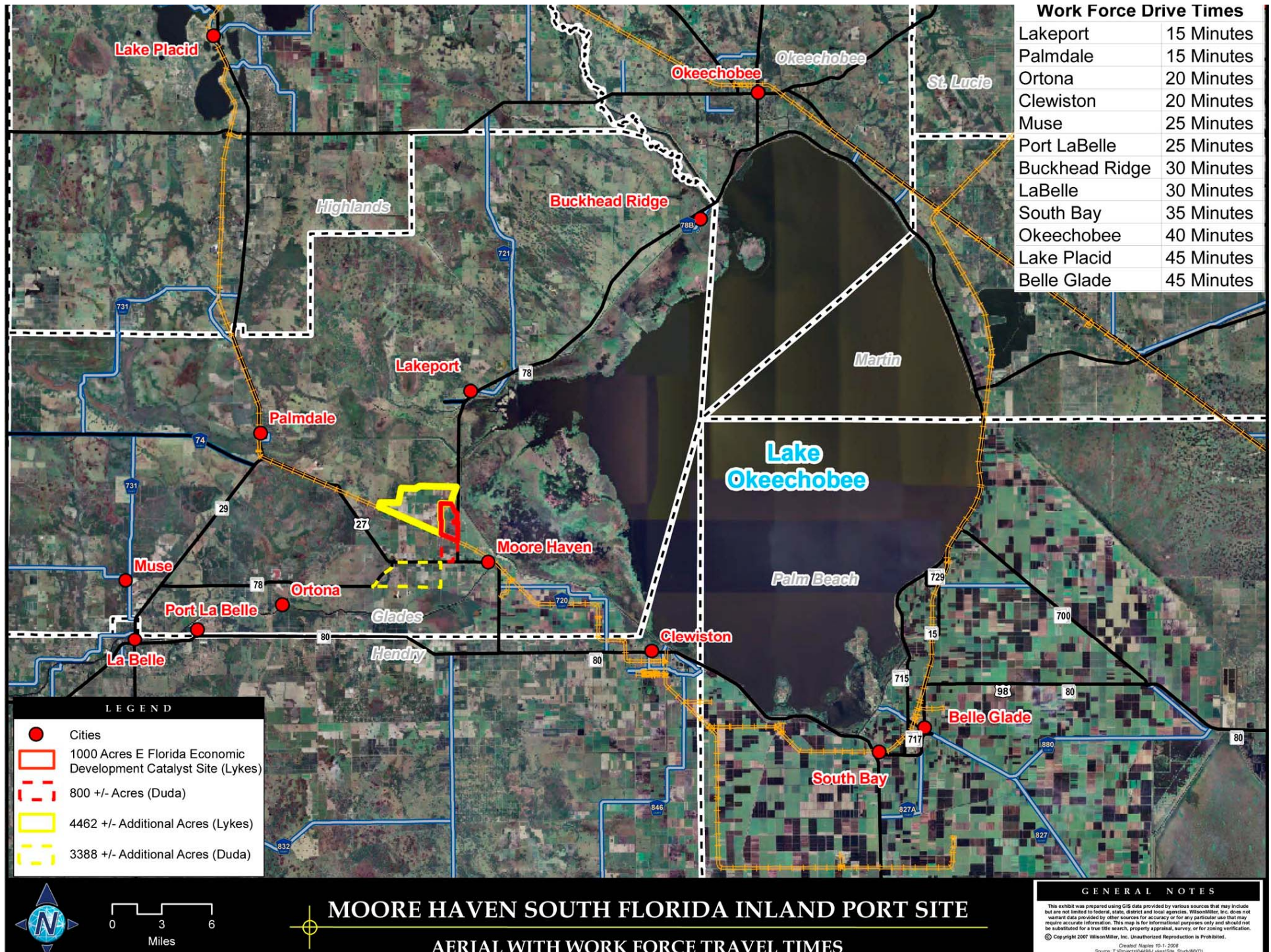
– Port of Palm Beach	78 Miles
– Port Everglades	91 Miles
– Port of Miami	124 Miles
– Miami International	104 Miles
– SW Florida International	71 Miles
– Port Manatee	130 Miles
– Tampa International	158 Miles

- **Easy Workforce Travel**

– Lakeport	15 Minutes
– Palmdale	15 Minutes
– Ortona	20 Minutes
– Clewiston	20 Minutes
– Muse	25 Minutes
– Port LaBelle	25 Minutes
– Buckhead Ridge	30 Minutes
– LaBelle	30 Minutes
– South Bay	35 Minutes
– Okeechobee	40 Minutes
– Lake Placid	45 Minutes
– Belle Glade	45 Minutes

Work Force Drive Times	
Lakeport	15 Minutes
Palmdale	15 Minutes
Ortona	20 Minutes
Clewiston	20 Minutes
Muse	25 Minutes
Port LaBelle	25 Minutes
Buckhead Ridge	30 Minutes
LaBelle	30 Minutes
South Bay	35 Minutes
Okeechobee	40 Minutes
Lake Placid	45 Minutes
Belle Glade	45 Minutes





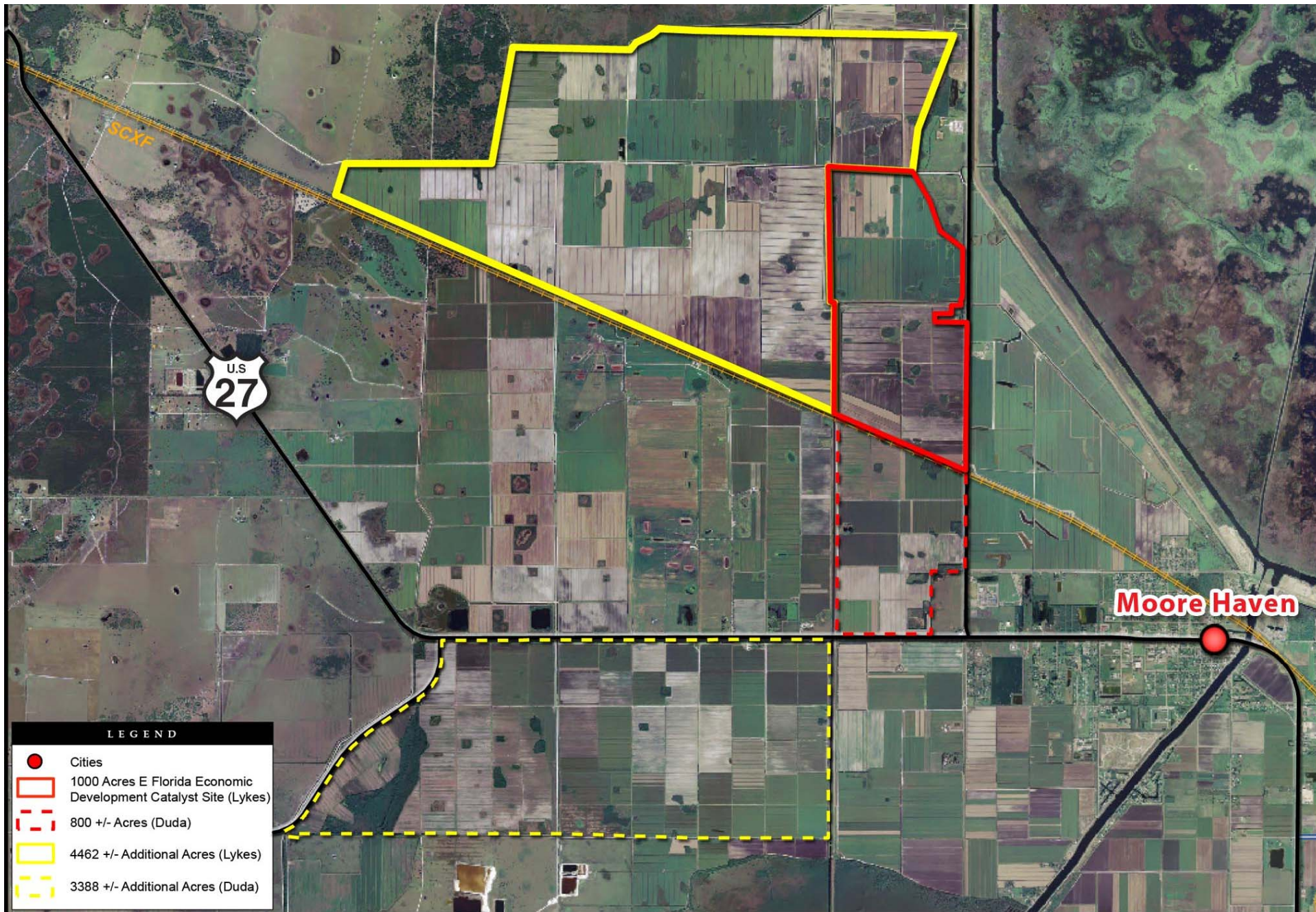
Moore Haven Site Attributes

- Acreages

- 1,000 +/- acres EFlorida Economic Development Catalyst Site (Lykes)
- 800 +/- acres (Duda)
- 4,462 +/- additional acres (Lykes)
- 3,388 +/- additional acres (Duda)

- Road and SCXF Rail Frontage

- SR78: 13,000 +/- lineal feet (2.5 miles)
- SR27: 19,200 +/- lineal feet (3.7 miles)
- Rail: 5,784 +/- lineal feet (0.7 miles) both sides
- Rail: 21,524 +/- lineal feet (4.1 miles) north side



MOORE HAVEN SOUTH FLORIDA INLAND PORT SITE

AERIAL

GENERAL NOTES

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

© Copyright 2007 WilsonMiller, Inc. Unauthorized Reproduction is Prohibited.

Created: August 10-11-2008
Source: T:\PROJECTS\4462-Lykes\GIS Study\AMDI

Moore Haven Site is UNIQUE

- A suitable site with willing landowners that will make the site the most competitively priced of any other
- Superior connectivity - directly on rail and current trucking routes (SR27, CR74, and SR 78)
- A central location that will provide broader and expanded economic diversification for the Heartland region
- A location that provides a pool of work force within existing communities in Highlands, Okeechobee, Glades, Hendry, and Palm Beach counties (within a 45 minute drive time)
- Track record of county and city government and public support for economic development projects

Why is it Important to have the right location?

- Higher Probability that Inland Port will become a Reality and a Success due to:
 - **Less Environmental Impact:** keep it out of the Everglades flow way
 - **Larger Workforce Pool:** within the FHREDI region and a 45 minute drive time
 - **User Friendliness to Carriers and other Corporate Users:** Direct rail access and exceptional connectivity to current major trucking routes (SR27/CR74/SR78)
 - **Expanded Economic Diversification Opportunity:** enhanced opportunity for existing Enterprise Florida Economic Development Catalyst sites to attract new companies throughout the Heartland Region
 - **The Economics as a Business Must Work:** Lower cost will allow phasing and attract investors and industrial developers resulting in more money/funding for Design, Development, and Operation of the Inland Port over time

Why is it Important to have the right location?

Higher Probability that Inland Port will become a Reality and a Success due to:

– **Broader Support:**

- The Florida Heartland Rural Economic Development Initiative region's
 - residents
 - businesses
 - governments
 - legislators
- Economic Development Councils throughout the Heartland region including:
 - Southwest Florida
- Seaports
- Airports
- Environmental and other non-governmental groups

A Properly Located Inland Port will help Realize all 5 State Intermodal System Goals

1. A safer more secure system for all
2. Effective preservation, efficient operation & management of transportation system
3. Increased mobility for people & freight with integration & connectivity across modes
4. Enhanced economic competitiveness & diversification
5. Enriched quality of life & environmental stewardship

Real Jobs for the Heartland

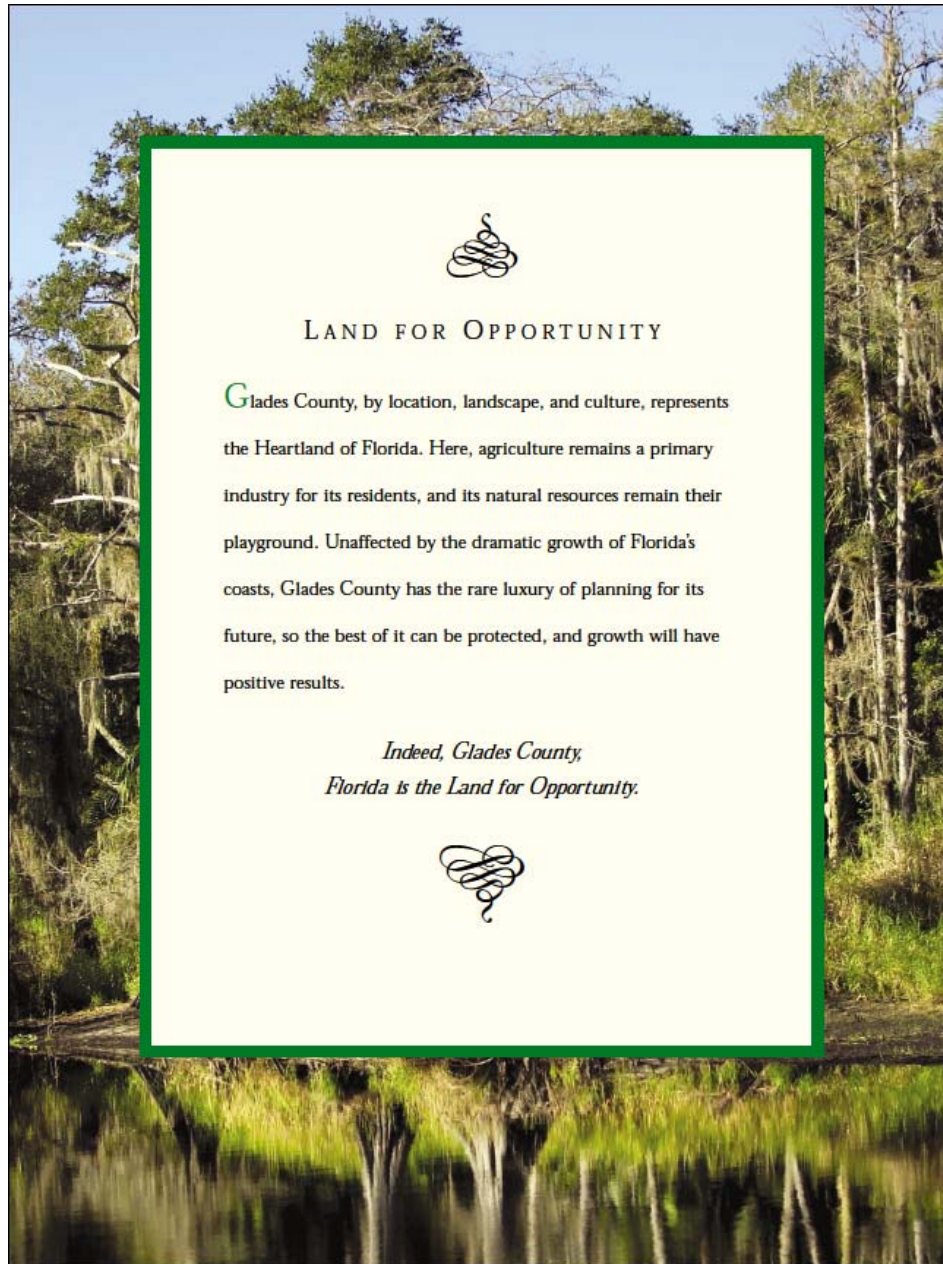
- Direct – Construction, trucking, maintenance, warehouse, dispatch, management, parts, rail, heavy equipment operators & security
- Indirect-Business opportunities to support shippers, distributors, freight forwarders, manufacturers, restaurants, fueling, retail & vocational training.
- Numerous entry level and family wage, full time, year round jobs.
- Transportation jobs = higher level paying jobs.

Estimated Economic Enhancements due to the South Florida Inland Port

Low Scenario	2025
Total Jobs (Direct, Induced, Indirect)	23,858
Total Income (Direct, Induced, Indirect)	\$1,333,628,000
Business Revenue	\$866,301,000
Total Taxes (state and local)	\$122,694,000

Medium Scenario- Most Likely	2025
Total Jobs (Direct, Induced, Indirect)	64,983
Total Income (Direct, Induced, Indirect)	\$3,632,489,000
Business Revenue	\$2,359,601,000
Total Taxes (state and local)	\$334,189,000

High Scenario	2025
Total Jobs (Direct, Induced, Indirect)	99,566
Total Income (Direct, Induced, Indirect)	\$5,565,089,000
Business Revenue	\$3,614,984,000
Total Taxes (state and local)	\$511,988,000



For more information contact Tracy Whirls, Glades County Economic Development Council: (863) 946-0300 or www.gladescountyedc.com